087.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	860,200 / 860,200
					USE VALUE:	860,200 / 860,200
					ASSESSED:	860,200 / 860,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CORNELL JOHN H III/ARTHUR M
Owner 2:	TRS/LORETTA C CORNELL TRUST
Owner 3:	
Street 1:	53 STATE ST
Street 2:	C/O NIXON PEABODY LLP
Twn/City:	BOSTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02109 Type:

PREVIOUS OWNER

Owner 1:	CORNELL JOHN H III/ARTHUR M -
Owner 2:	TRS/LORETTA C CORNELL TRUST -
Street 1:	100 SUMMER STREET
Twn/City:	BOSTON
St/Prov:	MA Cntry:
Postal:	02110

NARRATIVE DESCRIPTION

This parcel contains 9,160 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1931, having primarily Wood Shingle Exterior and 2222 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9160.000	369,100	4,700	486,400	860,200
Total Card	0.210	369,100	4,700	486,400	860,200
Total Parcel	0.210	369,100	4,700	486,400	860,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.13 | /Parcel: 387.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 55013
GIS Ref:
GIS Ref:
Insp Date: 11/27/18

!7076!

PREVIOUS ASSESSMENT

Parcel ID: 087.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	369,100	4700	9,160.	486,400	860,200	860,200	Year End Roll	12/18/2019
2019	101	FV	314,900	4700	9,160.	451,600	771,200	771,200	Year End Roll	1/3/2019
2018	101	FV	314,900	4700	9,160.	451,600	771,200	771,200	Year End Roll	12/20/2017
2017	101	FV	314,900	4700	9,160.	396,000	715,600	715,600	Year End Roll	1/3/2017
2016	101	FV	314,900	4700	9,160.	361,300	680,900	680,900	Year End	1/4/2016
2015	101	FV	279,600	4700	9,160.	319,600	603,900	603,900	Year End Roll	12/11/2014
2014	101	FV	279,600	4700	9,160.	302,200	586,500	586,500	Year End Roll	12/16/2013
2013	101	FV	279,600	4700	9,160.	287,600	571,900	571,900		12/13/2012

PRINT

Date	Time
12/10/20	21:45:18

LAST REV

Date	Time
07/17/19	14:37:15

apro

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 7076

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CORNELL JOHN H	45386-477		6/15/2005	Family	1	No	No		LORETTA CORNELL D.O.D 6/6/2015 BK 69426 PG 57
	9651-329		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	55013
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2019	Mail Update	MM	Mary M
11/27/2018	Inspected	CC	Chris C
11/15/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Measured	372	PATRIOT
6/12/2000	Inspected	197	PATRIOT
4/3/2000	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9160		Sq. Ft.	Site		0	70.	0.76	12									486,363						486,400	

Total AC/HA: 0.21028 | Total SF/SM: 9160 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 486,363 | Spl Credit | Total: 486,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.21756744
Const Adj.:	1.00177991
Adj $ / SQ:	152.467
Other Features:	88000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	534933
Depreciation:	165829
Depreciated Total:	369104

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

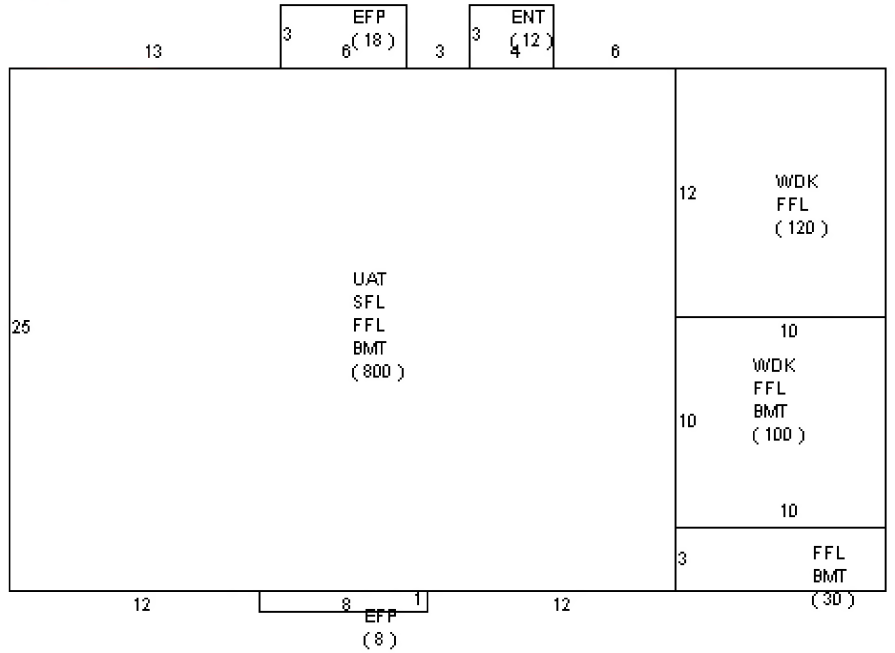
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	184.48
Special Features:	0	Val/Su Net:	113.99
Final Total:	369100	Val/Su SzAd	199.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,050	152.470	160,090
BMT	Basement	930	59.460	55,300
SFL	Second Floor	800	152.470	121,973
WDK	Deck	220	10.560	2,324
UAT	Upper Attic	200	60.990	12,197
EFP	Enclos Porch	26	72.730	1,891
ENT	ENTRY	12	26.450	317
	Net Sketched Area:	3,238	Total:	354,092
Size Ad	1850	Gross Are	3838	FinArea 2222

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 087.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1931	21.93	T	40	101			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700